

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-32101 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) for 0.44 acres of property located at 110 North Torrey Pines Drive. The site has been in use as a Las Vegas Valley Water District water pumping facility since 1979 and is necessary for the provision of water service to the surrounding area. The proposed Rezoning to the C-V (Civic) district, if approved, would be compatible with the surrounding residentially zoned properties, consistent with the proposed PF (Public Facilities) General Plan designation, and would allow public utility facilities as a permissible use. Therefore, staff is recommending approval of the Rezoning request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
c. 1979	Facility constructed.
<i>Related Building Permits/Business Licenses</i>	
No related City of Las Vegas building permits or licenses.	
<i>Pre-Application Meeting</i>	
10/15/08	The requirements for a Rezoning application were discussed with the applicant.
<i>Neighborhood Meeting</i>	
A meeting was not required, nor was one held.	
<i>Field Check</i>	
12/17/08	Staff conducted a site visit and found the site to be well secured and maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Water District Pumping Station	PF (Public Facilities)	R-1 (Single Family Residential)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	US 95 Right-of-Way	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)

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East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Church	L (Low Density Residential)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District			Y*
A-O Airport Overlay District (175 Feet)			Y**
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of appropriate standards.

** The subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

ANALYSIS

The applicant is requesting Rezoning from R-1 (Single Family Residential) to C-V (Civic). The parcels currently house a water pumping facility, which serves the surrounding area. The Subject site is located within the Southeast Sector of the General Plan. The existing water pumping facility is a permissible use with the C-V (Civic) zoning district, which is compatible with the existing PF (Public Facilities) General Plan designation. As this request will bring the existing site into conformance with Title 19 and the General Plan, staff is recommending approval.

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- **Zoning**

The subject site is located in the Southeast Sector of the General Plan and has a current General Plan designation of PF (Public Facilities). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This is a proposal to Rezone the site from R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing water pumping facility at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the existing PF (Public Facilities) General Plan designation. This request will bring the existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of this request.

- **Title 19.06 Special Purpose and Overlay Districts**

As listed in Title 19.06.020, the C-V (Civic) district is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V district is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

The minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a Site Development Plan Review. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

Any future development of the site will require a Site Development Plan Review and appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required from the Public Works department.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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1. “The proposal conforms to the General Plan.”

The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The proposed C-V (Civic) zoning is compatible with the surrounding land uses and zoning districts. The C-V District is intended to provide for the continuation of existing public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. The subject site has been a Las Vegas Valley Water district pumping station since 1979 and that is the proposed and anticipated use of the site.

Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Compatibility with the surrounding area will be required with any possible future use on the site.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The proposed Rezoning is appropriate as the existing utility service has been providing service to area residents since 1979.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The subject site is located off of Torrey Pines Drive; however, there is no access to the site from that roadway. Access to the site is gained from Clarice Avenue, which is designated a 60-foot Local Collector street by the Master Plan of Streets and Highways and has adequate capacity

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 213

APPROVALS 0

PROTESTS 1